

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** April 10, 2014

**Meeting No.:** 182

**Project:** EBDI Eager St. Townhomes

**Phase:** Schematic

**Location:** Eager Street between Washington and Chester Streets– East Baltimore

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**PRESENTATION:**

Scott Levitan, Vice President of EBDI pointed out the proposed project and its relationship to the master plan and continuing development. He introduced Architect Steve Harden of Ryland Homes, who described the two-block development between Washington and Chester Streets. The project consists of two storey brick, fee simple townhomes on both the north and south sides of Eager Street. At mid-block, the development is marked by Castle Street to the north and a small neighborhood park to the south. The lots vary in width between 16 and 20 feet wide and between 65 ft deep on the south side and 85 ft deep on the north. All units have front private landscaped areas, projecting bay windows and covered entrances with individually colored doorways and separated cornice treatments. The rear of the units would have private decks and balconies as well as additional green space and garages. The sides of the end units will continue the brick material with additional windows. The projected front bays and the rear will utilize fiber/cementitious siding and panels. The overall look is meant to convey a modern yet respectful reference to recent new townhome development in the area.

**COMMENTS FROM THE PANEL:**

The overall response of the Panel was positive and supportive. There were, however, concerns regarding certain elements of the design that require further study and resolution as follows:

1. **Rear Yards, privacy and trash** – suggested that more attention be given to privacy between neighbors, both in terms of fences at grade and elevated balconies. Also, consider introducing private outdoor trash areas into the design.
2. **South side neighborhood park** – clarify the role of the small park.
3. **The building design** – Consider the following: continuing brick material along the ground floor in rear; some kind of vertical property demarcation on front elevations to denote actual property lines; “lightening” the corner bay window height; eliminating the second “belt” or band of brick.

**PANEL ACTION:**

Recommend Schematic approval, addressing the above comments.

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**Attending:** Scott Levitan, Curtis Adams – Forest City New East Baltimore Partnership  
Steve Harden, Dennis Miller – Ryland Homes  
Christopher Shea – EBDI  
Stacey Freed – Baltimore City Housing  
Tony Cortea - STV

Ms. Jones Allen and Ms. Meany, Messr. Bowden\* and Haresign - UDARP Panel  
Director Tom Stosur, Anthony Cataldo, Martin French –Planning Department